

BOROUGH OF HOPATCONG

Municipal Building
111 River Styx Road
Hopatcong, NJ 07843
Phone: 973-770-1200, Fax: 973-770-0301

**LAND USE BOARD
LAND DEVELOPMENT APPLICATION**

APPLICANT

Name: Randal Venegas and Ruth Jacome, husband & wife.
Address: 120 Hadley Street, Piscataway, NJ 07854
Telephone No. 732-427-1662 (w) + 732-648-9169 (h)

SUBJECT PROPERTY

Location/Address: 650 Lakeside Ave, Hopatcong, NJ 07843
Block: 50506 Lot(s) 10 Zone District R-1

DIRECTIONS TO PROPERTY FOR BOROUGH HALL

APPLICATION

- ☒ Variance Relief – Hardship or benefit (N.J.S.A. 40:55D-70c(1),(2))
☐ Variance Relief – Use (N.J.S.A. 40:55D-70d)
☐ Conditional Use Permit (N.J.S.A. 40:55D-67)
☐ Construction on Unimproved Road (N.J.S.A. 40:55D-36)
☐ Appeal for decision of Administrative Officer (N.J.S.A. 40:55D-70a)
☐ Map of Ordinance Interpretation or Special Question (N.J.S.A. 40:55D-70b)
☐ Certification of Pre-Existing Nonconforming Use (N.J.S.A. 40:55-68)
☐ Use Variance (N.J.S.A. 40:55B-70B)

Section(s) of Ordinance from which a variance is requested (attach additional pages if necessary):

242-38E(2) lot coverage, 242-28C(1) retaining wall set back, Any variances
required by the Land Use Board.
Pre-existing nonconforming (242-38D(1) lot size, 242-38D(2) lot width,
242-38D(5) side yard setback, 242-18A structure with 50' of lake).

Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use(s) of the premises (attach pages as needed):

To allow us to build a driveway and patio area using pavers. This area is marked
in blue in the copy of the survey attached to the zoning permit application.
To allow a retaining wall that has already been built that is pass ~~the~~ 4-foot
tall height. This wall is highlighted in pink in the copy of the survey attached
to the zoning permit application.

Set forth the nature of the nonconforming use and date of commencement of the use.

Set forth the nature of the proposed use and section of the ordinance for which the variance is requested.

Statement setting forth any alternatives which were considered and the justification for the granting of the variances.

Corporate Applicant: If the Applicant is a corporation, the Applicant is to list all persons owning 10% or more of the stock in the corporate applicant in compliance with N.J.S.A. 40:55D-48.2

	Name	Address	Interest
1.	N/A		
2.			
3.			
4.			
5.			

Was this Property subject of a previous application? ☐ Yes ☒ No (none by us, if any they were done by prior owners)
☐ Planning Board ☐ Zoning Board of Adjustment

Applicant: _____

Action: _____ Date: _____

If yes, attach a copy of all previous resolutions affecting the property.

State who the property was purchased from and the date of purchase: 9/30/2022
Lisa Berner and Lester Berner Trustee for Luxury Lake Life Solo
401(k) Trust

Have property taxes been paid up to date?

☒ Yes, (Attach certification from Tax Collector):

☐ No, (Explain) _____

Method of Sewage Disposal: Septic

Source of Water Supply: Well Water

CERTIFICATIONS:

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant.

(If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

APPLICANT:

Ruth Jacome
(Printed Name)

Ruth Jacome
(Signature of Applicant)